

Five-Year Comprehensive Plan Update

Evaluation & Appraisal Report

Introduction

College Station's Comprehensive Plan was adopted by the City Council in May of 2009. The Comprehensive Plan serves as a statement of the community's vision for the future and was the culmination of several years of work and a significant financial investment. As a long-range document with an anticipated life span of 20 years, the Comprehensive Plan provides strategic direction to guide the City's physical growth.

The Comprehensive Plan calls for an Evaluation and Appraisal Report to be prepared every five years by City staff with input from various City departments, the Planning and Zoning Commission, and other appropriate boards and commissions. The purpose of this Report is to serve as a "check-up" on the Comprehensive Plan by identifying successes and shortcomings of the Plan, considering changing conditions, and recommending appropriate modifications. The Report and its associated appendices provides a review of the basic conditions and assumptions related to College Station's growth. It also evaluates implementation progress related to goals, strategies, and action recommendations.

A subcommittee of City Council Members and Planning & Zoning Commissioners met over several months, reviewed the Comprehensive Plan and made recommendations for modification. Mayor Nancy Berry, Councilwoman Blanche Brick, Councilwoman Julie Schultz, P&Z Chairman Bo Miles, P&Z Commissioner Jane Kee, and P&Z Commissioner Jodi Warner served as members of the sub-committee. Public outreach included an on-line survey, a public open house meeting, and a public review of this Report.

College Station's Vision

College Station, the proud home of Texas A&M University and the heart of the Research Valley, will remain a vibrant, forward-thinking, knowledge-based community which promotes the highest quality of life for its citizens by...

- Ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character;
- Increasing and maintaining the mobility of College Station citizens through a well-planned and constructed inter-modal transportation system;
- Expecting sensitive development and management of the built and natural environment;
- Supporting well planned, quality, and sustainable growth;
- Valuing and protecting our cultural and historical community resources;
- Developing and maintaining quality cost-effective community facilities, infrastructure and services which ensure our City is cohesive and well connected; and,
- Pro-actively creating and maintaining economic and educational opportunities for all citizens.

College Station will continue to be among the friendliest and most responsive of communities and a demonstrated partner in maintaining and enhancing all that is good and celebrated in the Brazos Valley. It will continue to be a place where Texas and the world come to learn, live, and conduct business!

Goals of the Comprehensive Plan

Future Land Use and Character

To be a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

Neighborhood Integrity

To protect the long-term viability and appeal of established neighborhoods.

Economic Development

A diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life

Parks

Diversity of parks, greenways and the arts for leisure and recreation as well as for entertainment, education and culture to achieve a high quality of life for all residents and visitors.

Mobility

Improved mobility through a safe, efficient, and well-connected multi-modal transportation system designed to be sensitive to the surrounding land uses.

Municipal Facilities & Community Services

Municipal facilities that meet community needs, contribute to community character, are sensitive to the surrounding land uses, and provide exceptional municipal services.

Growth Management

Ensure fiscally responsible and carefully managed development aligned with growth expectations and in concert with the ability to deliver infrastructure and services in a safe, timely, and effective manner.

Changing Conditions

As a first step in the creation of the Evaluation and Appraisal Report, the City's Existing Conditions Report (Appendix A) was updated to provide a snapshot of the current conditions that exist in College Station. The Existing Conditions Report, originally created in 2008 and revised in 2010, provides a foundation on which to base future expectations, and includes a description of the following topics: context, demographics, economic development, land use, public facilities, and transportation.

The Comprehensive Plan was built on a set of basic conditions and assumptions including City demographics and projected growth rates as indicators of future population and associated land use needs. As a living document, the Comprehensive Plan should respond, as appropriate, to changing conditions.

In 2012, the Census Bureau reported College Station's 2010 population (as of April 1, 2010) as 93,857 residents, including University students living within the City limits, which includes Texas A&M's campus. Population projections included in the 2009 Comprehensive Plan estimated a 2010 population (end-of-year) of 92,559 residents.

Again in 2013, the population projections included in the Comprehensive Plan estimated 98,891 residents. City staff's estimated 2013 end-of-year population as 99,918 residents, or 1,027 more residents (about 1%). While the increasing numbers may seem insignificant over a one year time period, the number will increase exponentially over the 20-year life of the Comprehensive Plan.

The rate at which growth and development is occurring is slightly faster relative to the projections put forward in the Plan. Changing assumptions that may continue to lead to increased population growth include:

- Texas A&M University's 50,000 student enrollment cap no longer exists; in fact, 53,786 students were enrolled in Fall of 2013.
- Fall of 2013 saw an increase of 4% in new enrollment – this number has historically been closer to 1%. While the increased enrollment for 2013 may have been an anomaly, the University has seen several changes that may continue to contribute to higher enrollment growth rates, including its move into the Southeastern Conference (SEC) and the College of Engineering's 25 by 25 Plan, which strives to increase the College's enrollment to 25,000 students by the year 2025.
- Blinn College is currently looking to locate a second campus in the Brazos Valley, with College Station as a possible location. Depending on Blinn's ultimate location, College Station could experience slightly faster population growth as it absorbs additional college-aged students into the City.
- College Station Independent School District (CSISD) saw 5.5% growth in student enrollment in Fall of 2013.

Other changes have occurred over the past five years potentially altering the character of areas of College Station, including the following:

- A significant decrease in the percentage of platted lots being developed in the City's extra-territorial jurisdiction (ETJ) – from 18% during 2000-2010 to 7.5% during 2010-2013.
- Wellborn area annexation (approximately 649 acres), extending the area of the City from approximately 49 square miles to approximately 51 square miles.
- Increase in density of developments in the Northgate area.

Plan Successes and Amendments in the Past Five Years

Neighborhood, District, & Corridor Planning

The Neighborhood, District, & Corridor Planning program produced several plans intended to serve as action plans for specific areas that focus on the particular needs identified by those that live and own property in those areas. Six plans have been developed since the adoption of the Comprehensive Plan in 2009. The plans and respective year of adoption are provided below:

- Central College Station Neighborhood Plan (2010)
- Eastgate Neighborhood Plan (2011)
- Southside Area Neighborhood Plan (2012)
- Medical District Master Plan (2012)
- Wellborn Community Plan (2013)
- South Knoll Area Neighborhood Plan (2013)

Neighborhood Plan implementation completed includes bike lanes, intersection improvements sidewalks, bus shelters, street extensions, warrant studies, revised regulations, parking removal, single-family parking standards, street overlays, speed awareness programs, park improvements, Code Enforcement education, HOA educational seminars, community gardens, special studies, and the creation of new zoning districts.

Master Plans

The City has developed and adopted a number of specific master plans as amendments to the City's Comprehensive Plan. The master plans and respective year of adoption are provided below:

- Bicycle, Pedestrian and Greenways Master Plan (2010)
- Water Master Plan (2010)
- Wastewater Master Plan (2011)
- Recreation, Parks & Open Space Master Plan (2011)
- Economic Development Master Plan (2013)

Master Plan implementation includes items such as greenway acquisition, bike lanes, sidewalks, trails, adopt-a-greenway program, water, wastewater and electric utility rehabilitations, park structure renovations and replacements, Lick Creek Nature Center concept, Lincoln Center concept, trail renovations, street rehabilitations and extensions.

Special Projects

Community Development Master Plan (underway)

With the intent to help maintain a minimum quality of life for all and to wisely focus resources, staff has undertaken the community development master planning process to assess how the City can most effectively assist its residents most in need.

Storm Water Master Plan (underway)

The Storm Water Master Plan five year renewal is currently under review by the Texas Commission on Environmental Quality (TCEQ). The initial plan was adopted in 2009.

ADA Transition Plan (underway)

Under Title II of the Americans with Disabilities Act (ADA), the City is required to complete a Self-Evaluation and Transition Plan of its programs, services, and facilities to identify barriers and improve accessibility.

Annual Reviews (2010, 2011, 2012, 2013)

Each year City staff prepares a Comprehensive Plan Annual Report for the City Council to highlight implementation progress over the previous 12-month period. Annual Reviews have been created each year since adoption of the Plan.

Single-Family Parking Standards (2013)

In September 2013, a Joint Neighborhood Parking Task Force created an ordinance to address community concerns of neighborhood parking issues and emergency access.

Existing Conditions Report updates (2008, 2013)

The purpose of the Existing Conditions Report is to provide a snapshot of the current conditions that existing in the City. The report was originally created in 2008 and revised in 2010 and 2013 to monitor trends during the implementation of the Comprehensive Plan. The report includes descriptions of the contexts, demographics, economic development, land use, public facilities, and transportation and is included as Appendix A to this Report.

New Zoning Districts (2012, 2013)

Staff worked with a sub-committee of the Planning and Zoning Commission to develop the concepts and language for new zoning districts based on direction in the Comprehensive Plan. New districts were created and existing districts were either renamed or retired.

- Non-Residential Zoning Districts (2012)
- One- & Two-Family Residential Districts (2013)
- Multi-Family & Urban Districts (underway)

Demographic Profile Report (2012)

The Demographic Profile report summarizes the Census data for ease of access by residents, property owners, business owners, and policy makers.

BioCorridor Area PDD (2012)

In an effort to have unified land use, development standards, and project review processes for the Joint BioCorridor Development Project with the City of Bryan, City staff and a sub-committee of both communities' Planning and Zoning Commissions prepared the Planned Development District (PDD) ordinance to implement the Master Plan prepared for the Research Valley Partnership (RVP) in 2010.

TMDL & Implementation Plan (2012)

The intent of the Total Maximum Daily Load and "I-Plan" is to determine the pollution reductions necessary to restore and maintain water quality in Carters Creek and Burton Creek. Both of these creeks were listed as impaired water bodies in the Texas Water Quality Inventory.

B/CS Design Guidelines (2012)

The B/CS Unified Design Guidelines was updated to reflect the right-of-way widths described in the Comprehensive Plan that would be needed to provide different elements of context sensitive roadway design.

Wellborn Area Annexation (2011)

Approximately 649 acres on the southwest side of the City was incorporated into the City limits through annexation of the Wellborn area. Additionally, three non-annexation development agreements representing 35.9 acres were approved by the City.

Subdivision Regulations (2011)

The subdivision regulations were modernized to reflect current development practices and implement the Comprehensive Plan. Generally, revisions either clarified or amended standards to meet the expected public infrastructure demand. The resulting subdivision regulations were included as an article of the Unified Development Ordinance.

Rezoning Review Criteria established (2009)

Staff created specific review criteria to be used to evaluate all rezoning requests based on direction from the Comprehensive Plan.

Interim Comprehensive Plan Amendments

Text Amendments:

- Chapter 2 "Community Character," "Growth Areas" by amending the text regarding Growth Area IV and Growth Area V –October 2011.

Future Land Use and Character Map Amendments:

- 301 Southwest Parkway –July 2010
- Richards Subdivision –October 2011
- 1600 University Drive East –November 2013
- 2560 Earl Rudder Freeway S. –December 2013
- 13913 FM 2154 –January 2014
- 2021 Harvey Mitchell Parkway –January 2014
- 1201 Norton Lane – through this February 2014

Concept Map Amendments:

- Growth Area IV –October 2011
- Growth Area V –October 2011

Thoroughfare Map Amendments:

- Raintree Drive –October 2011
- Birkdale Drive –October 2011
- Corsair Circle –October 2011
- Deacon Drive –October 2011
- Dartmouth Drive –October 2011

- Farm to Market 60 –October 2011
- Southwest Parkway –October 2011

Amendments to the Unified Development Ordinance

Signs for Places of Worship Ordinance (2014)

*Freestanding Signs permitted adjacent to Freeways/Expressways
Commercial Banners and Attached Signs permitted in all zoning districts*

Block Length Ordinance Amendment (2013)

Maximum block lengths and cul-de-sac lengths increased for General Suburban and Restricted Suburban Areas

New One- & Two-Family Zoning Districts (2013)

*One new residential district created: RS Restricted Suburban
All other one- & two-family residential districts renamed*

Single-Family Parking Ordinance (2013)

*Requirements for number of parking spaces and maximum yard coverage amended
Parking tool box created for new single-family developments*

Micro-Industrial Use Ordinance Amendment (2013)

Micro-Industrial uses permitted in NG-1 and NG-2

Airport Height Reference Ordinance Amendment (2013)

Cross references Easterwood Field Airport Zoning Ordinance

Southside's "Area V" Ordinance Amendments (2013)

Revised replatting & parking standards

New Non-Residential Zoning Districts (2012)

Four new non-residential districts created:

- "NAP Natural Areas Preserved,"
- "SC Suburban Commercial,"
- "BP Business Park," and
- "BPI Business Park Industrial."

BioCorridor Ordinance Amendments (2012)

Unified Bryan/College Station land development standards and review process for the BioCorridor

Parkland Dedication Ordinance Amendment (2012)

A reduction in park land dedication fees for single-family and multi-family units due to 2010 Census changing the average number of persons per household and a focus on community parks.

Sidewalk Ordinance Amendment (2012)

Sidewalks are no longer required on the bulb of the cul-de-sac nor along Freeway/Expressways.

Stormwater Regulation Ordinance Amendment (2012)

Added provisions related to stormwater management for construction and industrial activity.

NG-3 Residential Northgate Ordinance Amendment (2012)

Places of Worship in NG-3 do not have to provide a residential component and do not have to meet minimum area requirements.

Mobile Food Vendor Ordinance Amendment (2012)

Reduced buffer to existing restaurants to 100 feet and increased the number of hours per visit to five.

Northgate Outdoor Dining (2012)

Allows businesses to extend operations into the public sidewalk on College Main, University Drive, and Patricia Street Promenade.

Sign Ordinance Amendment (2011)

Allows signs attached to site lighting pole with a limited area.

Block length (2011—included in Subdivision Regulations update)

A "Public Way" is permitted to break block length in multi-family and commercial developments.

Micro-industrial Uses (2011)

Small-scale industrial uses, such as a micro-winery or micro-brewery permitted in commercial districts.

Mobile Food Vendors (2011)

Mobile food vendors permitted.

Corridor Overlay (OV) Signs (2011)

Removed the restriction on the number of fonts and colors for signs in the overlay.

Non-Residential Accessory Structures (2011)

Removed the requirement for architectural design elements for freestanding structures accessory to a primary use.

Sign Visibility Standards (2011)

Revise the size of fonts that are considered "visible" to correlate with the sign industry.

Color Palette (2011)

Allows a greater spectrum of colors for non-residential buildings.

Campus Wayfinding Signs (2011)

The sign regulations were amended to add campus wayfinding signs for larger developments.

Subdivision Regulations (2011)

Second phase of revisions to the subdivision regulations. Resulted in a major overhaul that aligned the regulations with the goals of the Comprehensive Plan.

Landscaping (2011)

Updated the College Station Plant List to include more species appropriate to the area.

Non-Conforming Lots in Newly Annexed Areas (2011)

Allows expansions of non-conforming businesses with administrative approval for the area annexed by the City in April 2011.

Permanent Storage Container Area Screening and Permitting (2010)

Screening requirements for permanent container areas and to allow a portable container to be located on residential property for 14 days without a permit.

Recreational Vehicle (RV) Parks (2010)

Allows RV parks in Rural and General Commercial zoning districts with a conditional use permit.

Sidewalk Fund (2010)

Allows a developer, with the P&Z's approval, to pay into a sidewalk fund in lieu of building a sidewalk during the platting process.

Institutional Building Height (2010)

Permits public, civic, and institutional uses to have a maximum height of 50 feet in residential districts provided they meet the 1:2 height to setback requirement.

School Facilities (2010)

Public and private school buffering requirements and outdoor lighting standards. Exemptions provided for school facilities from the non-residential architecture standards and most sign regulations.

Taxi Services as Home Occupations (2010)

Amendment clarified that taxicab services are restricted to two taxicab vehicles parked on- or off-street like other home occupations.

Bicycle, Pedestrian, and Greenways Advisory Board (2010)

Establishment of the Bicycle, Pedestrian, and Greenways Advisory Board to implement the Bicycle, Pedestrian, and Greenways Master Plan adopted in January 2010.

Non-Residential Architectural Standards for City Industrial Facilities (2010)

Municipal facilities of an industrial nature such as a wastewater treatment plants or electrical substations are exempt from the Non-Residential Architectural (NRA) Standards.

Hotel as an Acceptable Use with a Country Club (2010)

Small hotel associated with a country club is permitted as conditional use within Rural zoning.

Planned Development District Restrictions Removed (2009)

Planned Development Districts (PDDs) can be used to guarantee specific building characteristics and apply additional development standards through the rezoning process.

Wolf Pen Creek Signage (2009)

Projection signs on light poles on private property and affixed to buildings in the Wolf Pen Creek District are permitted.

Commercial Amusements in Light Commercial Zoning Districts (2009)

Commercial Amusement allowed in a Light Commercial (C-3) zoning district with the approval of a Conditional Use Permit.

Outdoor Storage (2009)

Allows retailers flexibility in outdoor display areas

Parking Lot Screening (2009)

Berms are required as parking lot screening for sites with more than 20,000 square feet of gross building area

Landscaping and Tree Protection (2009)

New single-family and townhouse lots are required to plant two trees of two-inch caliper or larger in the front yard.

Sub-Committee Recommendations

Chapter 2 – Community Character

Land Use and Character Recommendations:

- Initiate work on the Harvey Mitchell District Plan to address needed street infrastructure, appropriateness of Future Land Use and Character, and floodplain. Staff will pursue funding through a Service Level Adjustment (SLA) in the future.
- Evaluate appropriateness of existing Future Land use and Character designations and recommend any necessary amendments in the following areas (as shown on attached maps):
 - (A) FM 2154 (Wellborn Road) at Baron Road;
 - (B) Greens Prairie Road at Greens Prairie Trail;
 - (C) Margraves Farm, south of Castlegate;
 - (D) Northeast corner of William D. Fitch Parkway and Rock Prairie Road; and
 - (E) Front portion of Nantucket, adjacent to State Highway 6.

- Evaluate the location and amount of Estate designated land on the City's Future Land Use and Character Map with the intent of identifying areas that may support higher density single-family housing.
- Update Future Land Use & Character Map based on FEMA/FIRM changes (MapMod) since the adoption of the Comprehensive Plan.
- Evaluate the appropriateness of the Natural Areas land use designation and the areas reserved for flood conveyance, trails, etc.
- Rename the "Urban" designation to reflect intended character – perhaps splitting areas intended for multi-family into one designation and areas intended for flexible uses into another designation.
- Maintain an up-to-date log of current percentages of available land and utilized land.
- Evaluate whether all of the City's housing needs are being met.

Other Chapter 2 Recommendations:

- Review assumptions used to project future population numbers (eg: TAMU enrollment cap) and, if needed, increase the number of projected residents.
- Amend the 'Planning Considerations' section of the Community Character chapter to emphasize the need for infrastructure to support development.
- Explore opportunities to encourage or incentivize redevelopment and/or infill development where desired in the City.
- Explore opportunities to encourage curvilinear street design in new developments.
- Amend the Comprehensive Plan to remove references to "LEED," perhaps softening the language to "sustainable" or "green." The City should not provide incentives for private sector LEED practices.
- Explore opportunities to encourage the use of the floodplain as an amenity in private development.
- Amend the Plan to include a discussion of a potential future Blinn College campus somewhere in College Station.
- Identify impediments to development.

Chapter 3 – Neighborhood Integrity

- Explore opportunities to encourage or incentivize redevelopment and/or infill development where desired in the City.
- Update the Non-Residential Architecture standards contained in the Unified Development Ordinance to include additional options and provide greater flexibility.
- The City needs to focus on attracting quality development.
- Note the Rental Registration item as "complete."
- Continue to explore ways to address parking issues in neighborhoods.
- Explore opportunities to provide a greater focus on Neighborhood Integrity.

Chapter 4 – Economic Development

- REPLACE CHAPTER 4 with the newly adopted Economic Development Master Plan. Chapter 4 will be removed in its entirety.

Other Chapter 4 Recommendations:

- The City needs to intervene to promote reinvestment and/or redevelopment of certain areas.
- Amend the Plan to include a discussion about emerging bio-focused industries.
- Amend the Plan to remove references of a “convention center” and instead refer to it as a “conference center” or “conference space,” including rentable public space.
- Amend the Plan to remove discussion of a “College Station Business Association.” The Research Valley Partnership (RVP), Chamber of Commerce, and the Twin City Endowment fill this role. The City has moved past the need for this as the attitude toward business has become more positive.
- Amend the Plan to remove the action item calling for a “signature event” in College Station.
- Partner with Texas A&M University, Blinn College, Brazos County, the City of Bryan, and College Station Independent School District for events and/or projects. The City should work to strengthen these partnerships and promote the relationships.

Chapter 5 – Parks, Greenways, and the Arts

- Amend the Plan to include information and links to the adopted Bicycle, Pedestrian and Greenways Master Plan and the Parks & Recreation Master Plan. Both Plans should be updated as stated in the plans.

Bicycle, Pedestrian & Greenways Master Plan:

- Amend the Plan to include discussion of the Texas A&M University Bike Plan and the City's coordination.
- Evaluate the City's current practices related to greenway purchases including the possibility of paying higher rates to preserve greenways.
- Explore alternative ways to obtain greenways for preservation, such as conservation easements.
- Explore opportunities to reduce or relax standards related to development within the City's “Natural Corridors,” including development of the floodplain as the City's developable land decreases.
- Explore the possibility of alternative “context sensitive” trail surfacing based on trail type and/or location.

Parks & Recreation Master Plan:

- Explore opportunities to be more creative with parks (ie: trails should count as parkland dedication).
- Explore additional developer incentives to develop parks.

Other Chapter 5 Recommendations:

- Amend the Plan to remove references to a “convention center” at the Chimney Hill shopping center.
- Amend the Plan to specify both school districts, City of Bryan, and Blinn College as potential partners in arts facility discussions.

- Amend the Plan to remove the action item related to promoting Northgate as a “live music district.” Northgate is self-promoting and sustained.

Chapter 6 – Transportation

- Update the Thoroughfare Plan based on new traffic count and capacity data.
- Evaluate the Thoroughfare Plan in the ETJ – particularly as it relates to Bryan's Thoroughfare Plan.
- Evaluate existing street section requirements and update street widths if necessary.
- Explore the possibility of alternative “context sensitive” trail surfacing based on trail type and/or location.
- Explore opportunities to provide transportation infrastructure ahead of (and to encourage) growth.
- Explore opportunities to proactively maintain streets to reduce large capital replacement costs in the future.
- Amend the Plan to change “participate” to “monitor” when talking about possibilities of commuter rail.

Chapter 7 – Municipal Services and Community Facilities

- Update the City's utility master plans to reflect recent development densities and any changes to the Future Land Use and Character Plan that occur as a result of this study.
- Explore opportunities to proactively maintain streets to reduce large capital replacement costs in the future.
- Amend the Plan to include a statement related to the need to maintain the attractiveness of roadways/streets/transportation network with rehabilitation.
- Amend the Plan to state that the City's priorities are water service, wastewater service, and streets.
- Amend the Plan to include a discussion related to City-wide wifi – include additional participants not already expressly state, such as the Research Valley Partnership (RVP), the Council of Governments (COG), Brazos County, and Blinn College (already includes Texas A&M University and the City of Bryan).
- Amend the Plan to remove references to “southern College Station” as a specific location for a satellite police station. The location should be more generic.

Chapter 8 – Growth Management and Capacity

Annexation

- The City needs to be more aggressive in annexation to stay in front of growth.
- Amend the Plan to update timing, priorities, and phasing of future annexations. Recommendations related to the timing of annexation should be more generic.
- Create a 3-Year ANNEXATION PLAN under the direction of a task force made up of staff and elected/appointed officials.

Other Chapter 8 Recommendations:

- Development at the City's fringe is still a concern because of in compatible character and infrastructure constraints, including street infrastructure.
- Evaluate the benefits of growth vs. traffic congestion and loss of open space.
- Explore opportunities to reduce the cost advantages of ETJ development to encourage development within the City limits.
- Explore opportunities to meet the market need and/or allure of "country" living. The City needs to provide all housing opportunities so that developers and/or residents do not choose to develop / live in the ETJ.
- Amend the Plan to include a discussion of Municipal Management Districts (MMDs) and Municipal Utility Districts (MUDs) as growth management tools.
- Amend the Plan to include Blinn College in any discussion of interlocal cooperation.
- Amend the Unified Development Ordinance to remove the minimum age for Redevelopment zonings with the intent of revitalizing centers with high vacancy.
- The recommendation for City-wide Impact Fees should remain in the Comprehensive Plan to ensure it is an opportunity available in the future. Amend the Plan to change word "establish" to reflect that it is an available tool or opportunity.
- The recommendation to require Traffic Impact Analysis for residential developments should remain in the Comprehensive Plan. Thresholds for application will need to be carefully considered.

Appendices

Appendix A: 2013 Existing Conditions Report
Appendix B: Implementation Progress Report
Appendix C: Survey Results
Appendix D: Open House Response





